

TOWN OF KINGSBURY – OFFICE OF CODE ENFORCEMENT  
6 MICHIGAN STREET, HUDSON FALLS, NEW YORK 12839  
PHONE: 747-2188 EXT. 3008

APPLICATION FOR SITE PLAN REVIEW / USE PERMIT

DATE: 10/11/21 PERMIT #: P2021-07

APPLICANT NAME: MALORY DEPALO

APPLICANT ADDRESS: 1595 STATE ROUTE 1910  
FORT EDWARD, NY 12828

APPLICANT PHONE: 518-681-2834

PROPERTY LOCATION: STRT 196 & Farm Way TAX MAP #: 147.-2-32

ZONE DISTRICT: RA-1A

I DO HEREBY APPLY FOR SITE PLAN REVIEW PURSUANT TO CHAPTER 280 ARTICLE IX OF THE CODE OF THE TOWN OF KINGSBURY.

DESCRIPTION OF PROJECT:

BUILDING OF A NEW STRUCTURE TO ACCOMMODATE  
A DOG DAYCARE AND BOARDING OPERATION.  
THIS WILL SERVE AS A NEW HOME FOR MY  
PRE-EXISTING PET CARE BUSINESS, LUCKY DAWG LLC.

APPLICANT SIGNATURE: Malory Depalo DATE: 10/11/21

OFFICE USE

FEE: \_\_\_\_\_  
HEARING DATE: \_\_\_\_\_  
PUBLISHED ON: \_\_\_\_\_  
RESULT: \_\_\_\_\_

**General Municipal Law §239-M Referral Form**  
**Washington County Planning Board**

**Municipality:** Town of Kingsbury

**Project description:**

Applicant Name: Mallory Depalo, Lucky Dog LLC  
Address of the proposed action: Building for Dog Day Care and Boarding  
Nearest major intersection: STR+ 196 & Farm Way  
Tax Map Number: 147-2-32  
Existing land use or conditions: Single Family Home  
Proposed changes: Add new structure and parking lot

**Referring body:**

- Planning Board
- Zoning Board of Appeals
- Town or Village Board

**Proposed action:**

- Adoption or amendment of a zoning ordinance or local law
- Approval of a site plan
- Granting of a use variance
- Granting area variance
- Granting of a special use permit
- Other authorizations that a referring body may issue under the provisions of any zoning ordinance or local law. Please Specify \_\_\_\_\_

**Location is within 500 feet of the following:**

- Municipal Boundary
- Right-of-Way of County/State Expressway, Highway or Road
- Boundary of County/State-owned Land Containing a Public Building or Institution
- Boundary of a Farm Operation Located in an Agricultural District
- Not Applicable


**Include the following:**

- Completed Environmental Assessment Form (EAF) and all other materials used by the referring body to make a determination of significance pursuant to the State Environmental Quality Review Act (SEQRA).
  - If Type II Action, please note the number of the action as listed under 6NYCRR Part 617.5 (c)
- Copy of the full text of ordinance or local law being proposed or amended (if applicable)
- Copy of application submitted to referring body
  - Provide details of any requirements of the municipalities codes or regulations that were waived
- Maps & plans: If oversized (larger than 11"x17"), please reduce originals to 11"x17"
- Aerial photograph(s) showing the context of the site location
- Twelve (12) printed copies of the full statement with the above stated inclusions
  - An electronic version of the completed full statement: please provide CD copy or e-mail to the Washington County LDC

**Contact Information:**

Person responsible for submitting referral: Todd Humiston  
Title or position: Enforcement Officer  
Mailing address: 6 Michigan Street  
Phone: 518-747-2188 ext 3008 Fax: 518-747-4500

**Please sign and date the receipt below:**

I , certify that the statement of the proposed action being submitted for referral to the Washington County Planning Board on (date) 10/19/21 is complete to the best of my knowledge and in accordance with the municipality's land use ordinances and laws.

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**Space below provided for Planning Department use:**

**Date received in office:** \_\_\_\_\_

**Deadline Date:** \_\_\_\_\_

*Stamped date received*

**Materials list:**

- Completed EAF
- Copy of the text of ordinance or local law being proposed or amended
- Copy of application submitted to the referring body
- Maps and plans
- Aerial photograph(s)
- Other: \_\_\_\_\_
- Twelve (12) printed copies of completed package

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>Lucky Dog LLC</b>							
Project Location (describe, and attach a location map): <b>1595 STATE RT. 196 FORT EDWARD, NY 12828</b>							
Brief Description of Proposed Action: <b>Build Dog Daycare and Boarding Facility</b>							
Name of Applicant or Sponsor: <b>MALORY DEPALO</b>		Telephone: <b>518-681-2834</b>					
Address: <b>1595 STATE RT. 196</b>		E-Mail: <b>STARKMALORY@YAHOO.COM</b>					
City/PO: <b>FORT EDWARD</b>		State: <b>NY</b>	Zip Code: <b>12828</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>21.75</u> acres					
b. Total acreage to be physically disturbed?		<u>1/2</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>21.75</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? <i>WELL?</i> If No, describe method for providing potable water: <i>Buying Potable water/tank</i>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>N/A</i>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <i>NO</i> <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <i>?</i>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>MALORY DEPALO</u>		Date: <u>5/31/21</u>
Signature: <u>Mallory DePalo</u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

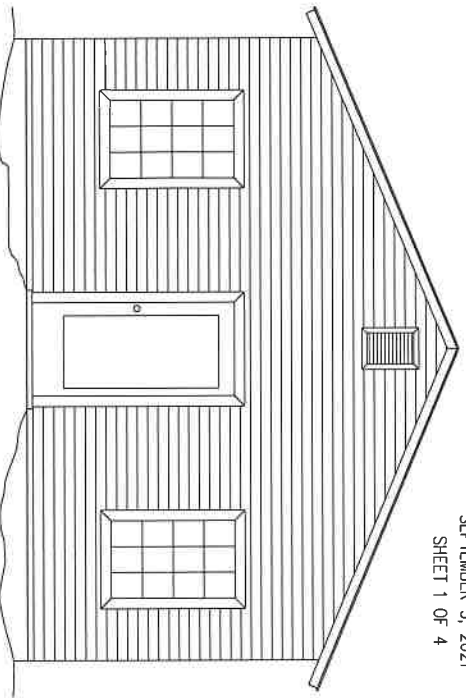
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

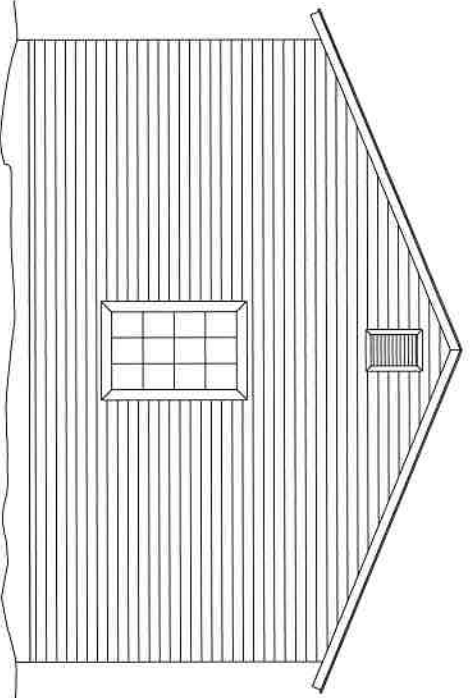
**WOOD FRAME COMMERCIAL BUILDING**  
DESIGNED FOR  
**MALLORY AND JOSEPH DEPALO**  
ROUTE 196, TOWN OF FORT EDWARD  
WASHINGTON COUNTY, NEW YORK

SEPTEMBER 3, 2021  
SHEET 1 OF 4



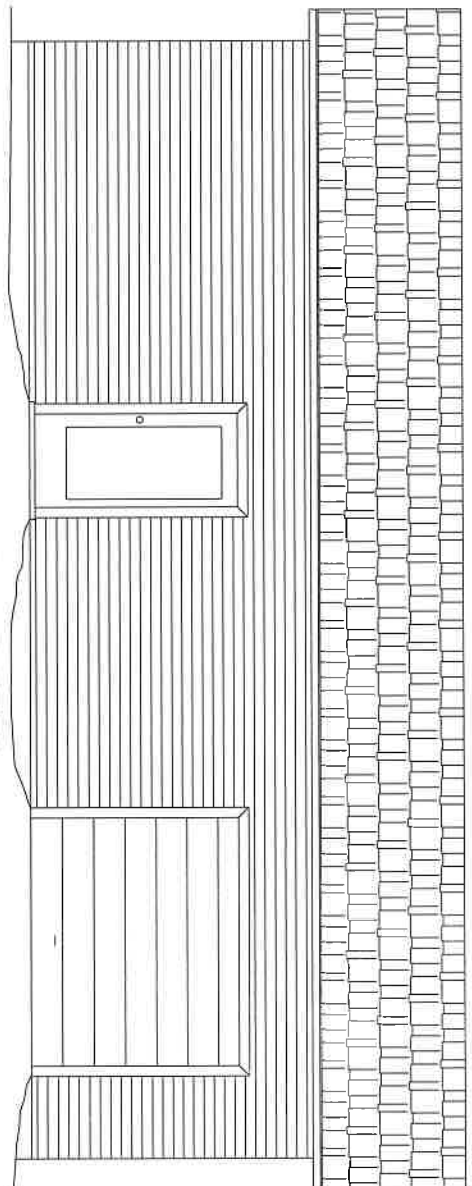
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



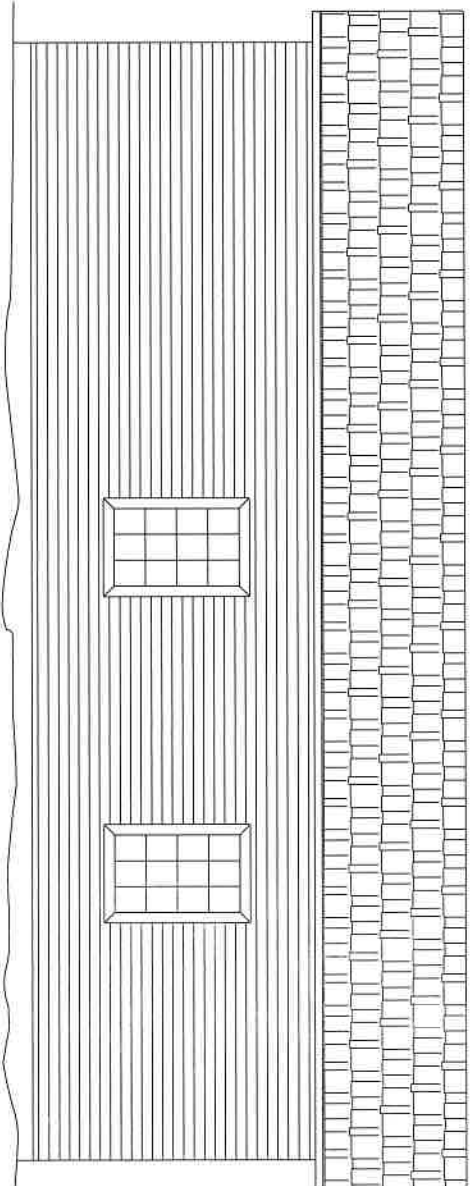
**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

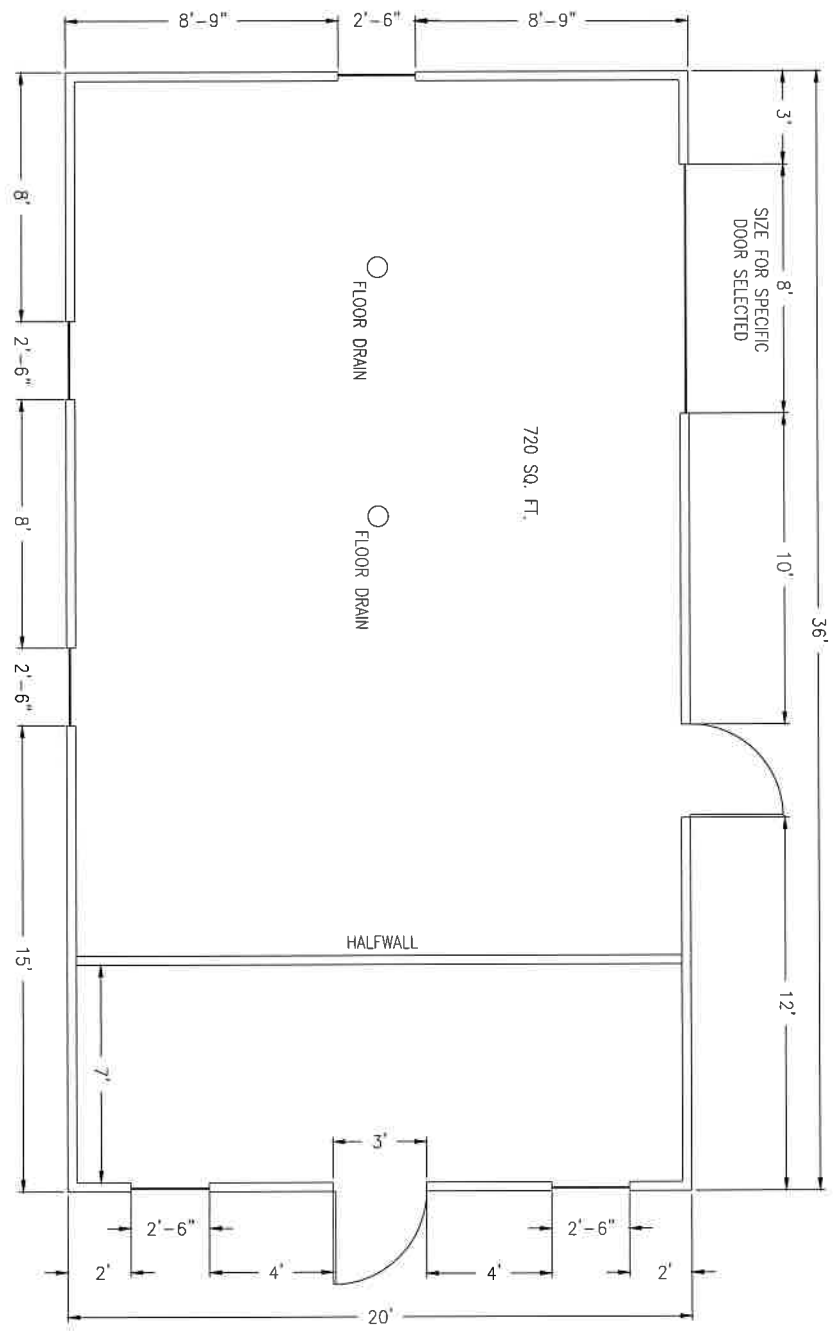


**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

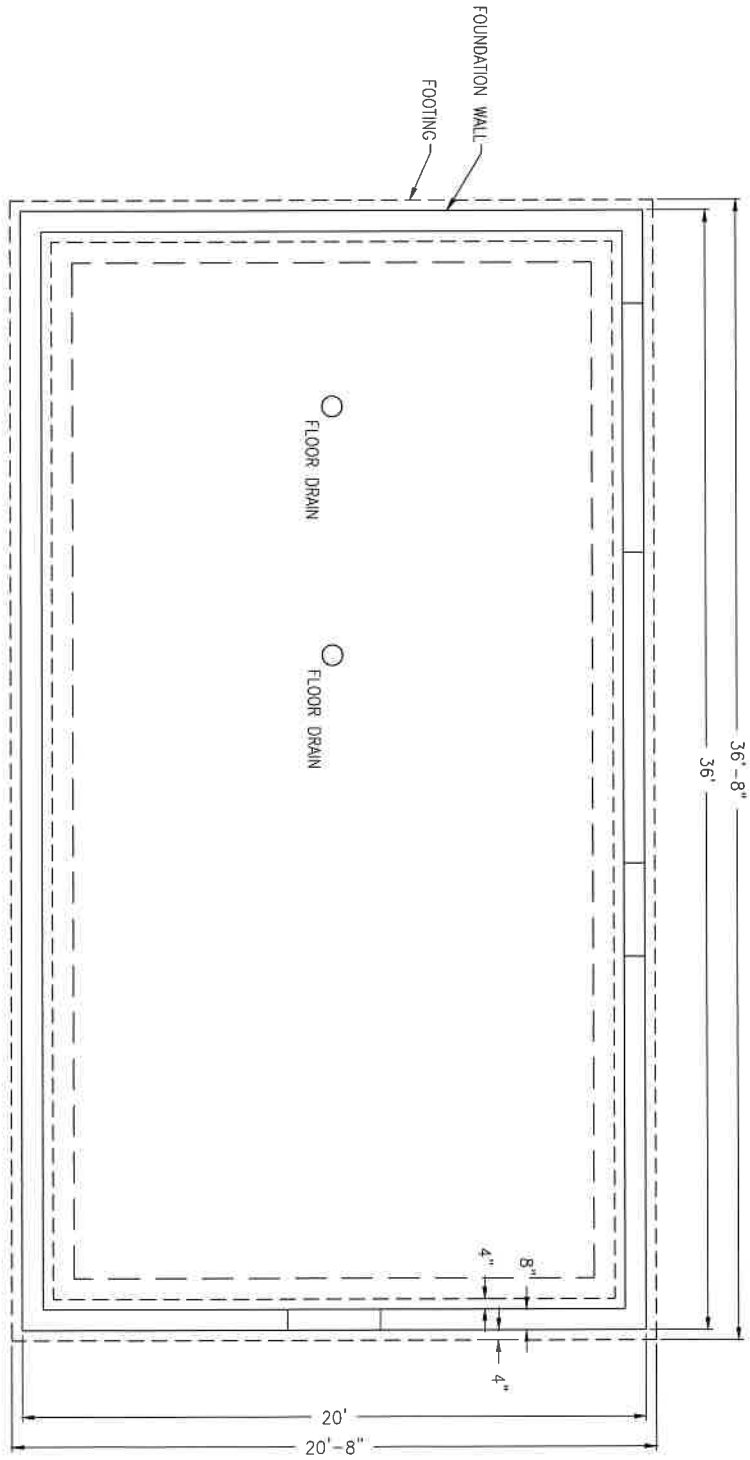


**WOOD FRAME COMMERCIAL BUILDING**  
 DESIGNED FOR  
**MALLORY AND JOSEPH DEPALO**  
 ROUTE 196, TOWN OF FORT EDWARD  
 WASHINGTON COUNTY, NEW YORK  
 SEPTEMBER 3, 2021  
 SHEET 2 OF 4



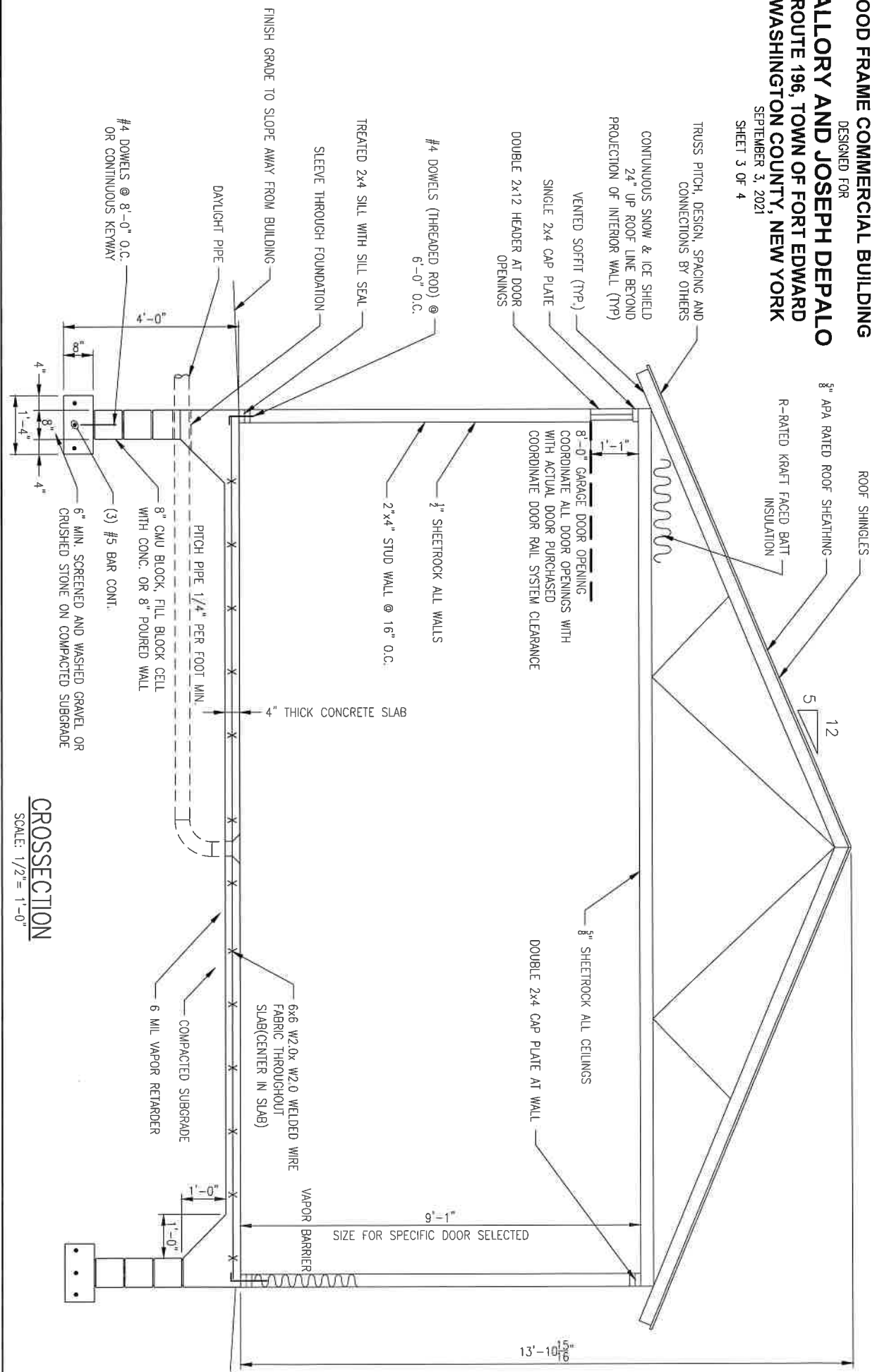
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**WOOD FRAME COMMERCIAL BUILDING**  
DESIGNED FOR  
**MALLORY AND JOSEPH DEPALO**  
ROUTE 196, TOWN OF FORT EDWARD  
WASHINGTON COUNTY, NEW YORK  
SEPTEMBER 3, 2021  
SHEET 4 OF 4



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**WOOD FRAME COMMERCIAL BUILDING**  
 DESIGNED FOR  
**MALLORY AND JOSEPH DEPALO**  
 ROUTE 196, TOWN OF FORT EDWARD  
 WASHINGTON COUNTY, NEW YORK  
 SEPTEMBER 3, 2021  
 SHEET 3 OF 4



**CROSSSECTION**  
 SCALE: 1/2" = 1'-0"

1595 NY-196

\* ALL PARKING AND WALKWAY ARE GRAVEL

Restaurants Gas Hotels Groceries

58°

FENCING

BUSINESS

WATER TANK

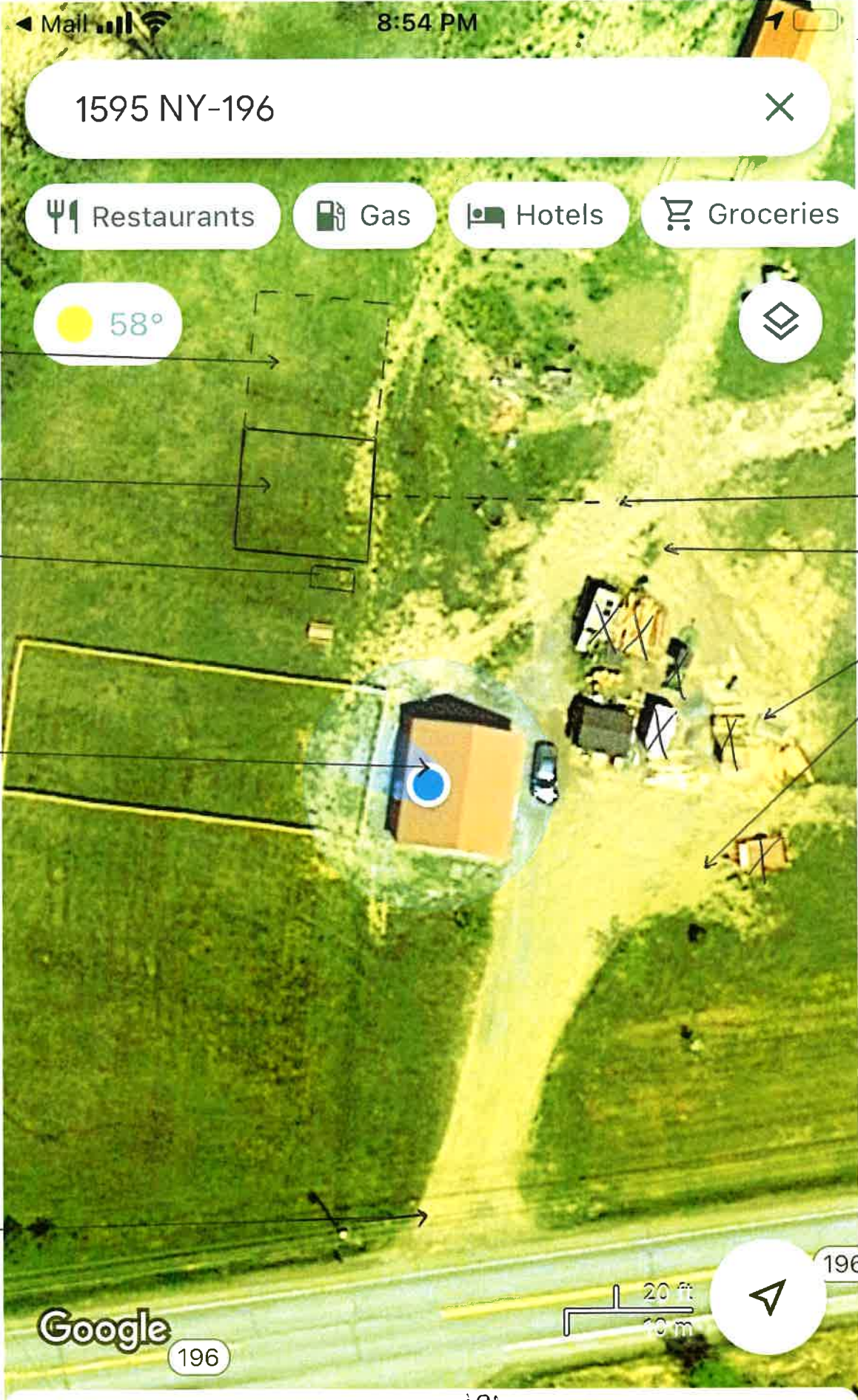
HOUSE

WALKWAY

PARKING

FARMWAY

SIGN  
4x8 FEET  
WOODEN



1595 NY-196

1595 NY-196, Fort Edward, NY 12828

196

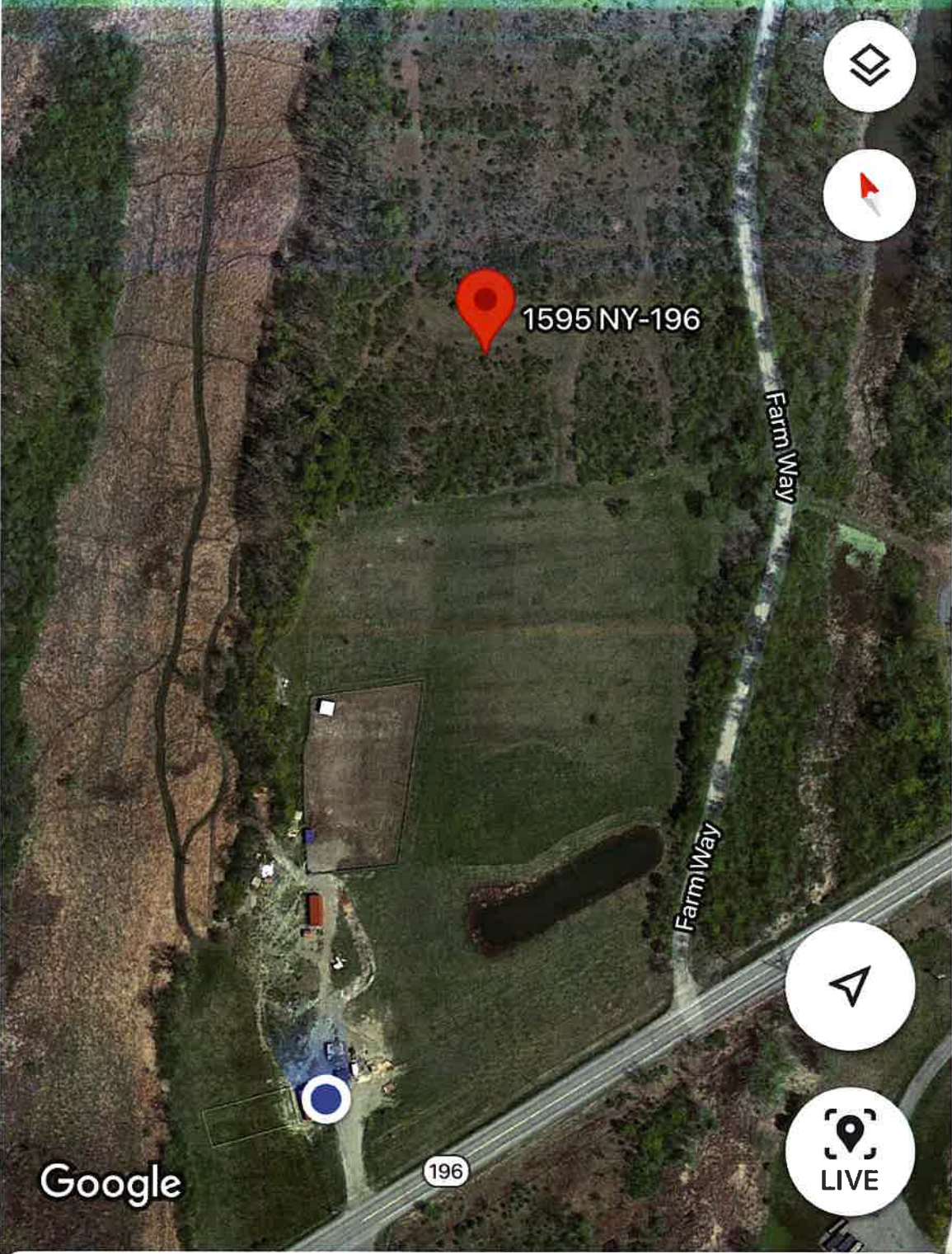
1595 State Route 196

Restaurants

Gas

Hotels

Groceries



# 1595 NY-196

1595 NY-196, Fort Edward, NY 12828